

COMMERCIAL CENTRES SELF ASSESSABLE CODE

1 Purpose

The purpose of this Code is to:

- ensure that the surrounding amenity is not adversely impacted upon by excessive noise or light emissions;
- ensure that any material change in use does not cause any environmental nuisance, as defined in the *Environmental Protection Act 1994*.
- ensure that new development is in keeping with minimum standards of development for commercial premises.

2 Application of the Code

This code is used for self assessable development only and if unable to comply with each of the Acceptable Solutions to each of the Performance Criteria listed in this code, the Activity Centre Code and/or City Centre Code is[are] to be used instead.

For self assessable development, the only secondary code is the Parking and Access Code.

3 Definitions

There are no definitions specific to this Code.

4 Explanation

This code sets out the requirements for self assessable commercial development. The Acceptable Solutions are the code for self assessable development. This code provides for the self assessment of certain prescribed material change of use applications.

5 Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
Built Form	
P1 The proposed use does not use a greater area than previous uses of the premises or involve changes to the character of the building.	A1.1 The proposal does not increase the Gross Floor Area of the building (excepting as a result of 'minor building work').
	AND A1.2 The proposal does not increase the percentage of solid façade to the street at ground level as a result of reducing the number of openings, doorways, glazings, etc to the street.
Carparking	
P2 Sufficient carparking spaces are provided on site to service the needs and requirements of employees, visitors	A2.1.1 For development within the Retail Core or Business / Services precincts, in the City Centre Area no car parking spaces are required on site.
	OR A2.1.2 For development not within the Retail Core or



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Performance Criteria	Acceptable Solutions
and customers.	Business / Services precincts in the City Centre Area, (i) carparking spaces are provided on site in accordance with the number of spaces required for the specific use as specified in Schedule 1 of the Parking and Access Code ; (ii) the layout of car parking spaces provided on site comply with the requirements specified in the Parking and Access Code .
Light	
P3 All buildings, plant and equipment are designed, constructed, operated and placed so that it does not generate an environmental nuisance by light, as defined in the <i>Environmental Protection Act 1994</i> .	A3 Light generated from the premises does not exceed 8 lux at a distance of 1.5 metres outside the boundary of the site, measured at ground level.
Flood	
P4 Flood impacts are minimised by using appropriate building techniques to improve the safety of buildings and structures.	A4 Where located on Flood Prone Land, any new services and utilities connected to the site, including electrical outlets, are designed and installed at such a height that they are a minimum of 500mm above the Defined Flood Event.

